



PLANNING COMMISSION AGENDA

Thursday, March 3, 2016

Amended #1*

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at 13011 South Pioneer Street (6000 West), Herriman, Utah.

6:30 PM - Work Meeting: *(Front Conference Room)*



Review of Agenda Items

7:00 PM - Regular Planning Commission Meeting:

1. General Business:

Welcome

- 1.1 Invocation and Pledge
- 1.2 Roll call
- 1.3 Approval of Minutes for: **February 4, 2016**

2. Administrative Items:

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.

- 2.1 **02S16** – Clayton Homes, Inc – 5500 W 12100 S – Proposed Subdivision of 99 Townhomes – Zone: R-2-10 – Acres: 8.91 – Units: 99
(Public hearing was held on January 21, 2016)
- 2.2 **38C14-03** – Clayton Homes, Inc – 5500 W 12100 S – Final PUD Approval for 99 Townhomes – Zone: R-2-10 – Acres: 8.91 – Units: 99 (Continued from January 21, 2016)
- 2.3 **10C16** – GSBS Architects – 5373 W Herriman Main Street – Conditional Use Approval for a Proposed City Hall – Zone: MU-2 – Acres: 14.82
- *2.4 08S16** – Mittelstaedt – 7083 W Gina Road – Proposed 1 lot subdivision – Zone: A-1 – Acres: 1 **(Public Hearing)**
- 2.5 **06S16** – Rosecrest Communities, LLC – 4700 W Juniper Crest Road – Proposed Subdivision for a Public Right of Way Dedication – Zone: R-2-15 – Acres: 8.91
(Public Hearing)
- 2.6 **07S16** – Rosecrest Communities, LLC – 4700 W Juniper Crest Road – Proposed Subdivision of 66 Single Family Lots – Zone: R-1-15 – Acres: 19.27 – Units: 66
(Public Hearing)

- 2.7 56C07-12 – Rosecrest Communities, LLC – 4700 W Juniper Crest Road – Final PUD
Approval for 66 Single Family Lots – Zone: R-1-15 – Acres: 19.27 – Units: 66

3. **New Items of Subsequent Consideration:**

4. **Future Meetings:**

- 4.1 City Council Meeting – Wednesday, **March 9, 2016 @ 7:00 PM**
4.2 Planning Commission Meeting – Thursday, **March 17, 2016 @ 7:00 PM**

5. **ADJOURNMENT:**

- ✚ In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.
- ✚ ELECTRONIC PARTICIPATION: Members of the planning commission may participate electronically via telephone, Skype, or other electronic means during this meeting.
- ✚ PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the commission will be asked to complete a written comment form and present it to Cindy Quick, Deputy Recorder. In general, the chair will allow an individual three minutes to address the commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

I, Cindy Quick, certify the foregoing Herriman City Planning Commission agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, at the building where the meeting is to be held. It was also posted on the Utah State Website <http://www.utah.gov/pmn/index.html> and on Herriman City's website www.herriman.org.

Dated and Posted this 25th day of February, 2016

***Cindy Quick, CMC
Deputy Recorder***



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, February 18, 2016

Waiting Formal Approval

6:03:35 PM **6:00 PM - Work Meeting:** *(Front Conference Room)*

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members:

Coralee Wessman-Moser

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Heather Upshaw, Senior Planner
Blake Thomas, City Engineer



Rosecrest Pod 30

This development will be on the agenda in two weeks. Dave oriented the commission with the location and layout of the development. A brief discussion about the setbacks for the development took place. The average lot size is 9,500 and they are single family lots. A proposed reservoir in the development was briefly described. The overall density is 4.5 and the overall numbers for the development will be provided at the next meeting. A brief discussion about open space and parks took place.



Review of Agenda Items

2.1 – Jordan School District. Elementary school off of Herriman Parkway. The applicant will present the site, layout and building. The school will be in a subdivision.
2.2 & 2.3 – Clayton Homes. Pods 8, 5 & 6 will be presented. Buildings were turned and slid back to provide more driveways; 26 units will have driveways. The applicant and commission discussed fencing. The applicant would like to have a 4-rail fence along the trail and a six foot fence around the development. A discussion about parking in the development took place. The elevations and floor plans were discussed.
2.4, 2.5, 2.6 & 2.7 – Miller Crossing. Pods 5 & 6 have single family lots. Pods have 36 lots and 67 lots. The setbacks for both developments are going to be 15 feet to the house and 20 feet to the garage. There will be different builders for each pod. The trail along the creek was pointed out. A discussion about the direction of the homes took place.

2.8 – Johnson. The proposal was for a private road with three half acre lots. A discussion about the difference between this proposal and the flag lot proposal took place. When it's a flag lot, someone owns the driveway, the proposal was for a private road and it is not part of anybody's lot. There will be an HOA and there had to be half acre lots and without the hammer head. Staff requirements state no more than three lots off of the private road. Fencing would need to be discussed. This proposal meets the ordinance.

The items that would require public hearings were outlined.

Meeting adjourned [6:57:54 PM](#)



[7:03:29 PM](#)

7:00 PM - Regular Planning Commission Meeting:

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Adam Jacobson
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members:

Coralee Wessman-Moser

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Heather Upshaw, Senior Planner
Cindy Quick, Deputy Recorder
Blake Thomas, City Engineer

1. General Business:

Welcome

Chair Clint Smith welcomed those in attendance.

- 1.1 [7:03:51 PM](#) Invocation and Pledge
Brent Morgan offered the invocation and Mike Smith led us in the pledge.
- 1.2 [7:05:00 PM](#) Roll call:
Full Quorum
- 1.3 [7:05:09 PM](#) Approval of Minutes for: **February 4, 2016**
Commissioner Chris Berbert **MOVED** to approve the minutes for February 4, 2016.
Commissioner Robyn Shakespear **SECONDED** the motion.
The voting was unanimous.

Vote passed.
Motion carried.

2. Administrative Items:

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.

Chair Clint Smith reviewed the public comment policy and procedure.

2.1 7:06:47 PM **02P16** – Jordan School District – Anthem Park Blvd and Herriman Parkway – Proposed Elementary School – Zone: R-2-10 – Acres: 11.76

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The elementary school is a permitted use. It is before the commission for site review and traffic circulation.

Scott Thomas (applicant), 7905 S Redwood Rd., was excited to provide the elementary school to help with the rapid growth and turned the time over to Boyd McAllister, BCB Architecture, 524 S 600 E, who introduced Dan Nielsen, Mike Smith and Brent Morgan. Mr. McAllister presented an aerial map and site plan to orient the commission with the location of the proposed school. The school will be Jordan School District's single story prototype. He pointed out two zones for bus loading and auto loading. Play areas and a play field / lawn area was also pointed out. A grading and utility plan was shown. The floor plan and exterior rendering was shown.

Commissioner Chris Berbert asked what the capacity for the school was. The response was up to 900 and future spots for portables were pointed out. Mr. Thomas explained that schools around this area fill up very quickly because other schools are already beyond capacity. The plan was to relieve the load on Silvercrest and Blackridge Elementary. They anticipate opening the school as a traditional school and within two years it will be a year round school with portables.

Commissioner Adam Jacobson asked how much of the road will be constructed with the school. Brent Morgan (applicant), 1000 S. 45 W. Sandy, responded that the loop road surrounding the school will be constructed as part of the development for the surrounding homes. The inside of the sidewalk will be the school districts.

City Planner, McCarty asked about the ground breaking. The response was the school will open in the fall of 2017 July or August and the ground breaking will be scheduled quickly to get the school going.

Commissioner Adam Jacobson felt concerned with approving the school without the road built yet. Chair Clint Smith added that the city engineering staff would make sure that was handled properly. He also gave thanks to the School District for going through the process when they really don't need to.

Commissioner Blayde Hamilton **MOVED** to approve the item with staff recommendations subject to the plat being recorded.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.2 7:19:36 PM **02S16** – Clayton Homes, Inc – 5500 W 12100 S – Proposed Subdivision of Townhomes Zone: R-2-10 – Acres: 8.91 – Units: 100 (Public hearing was held on January 21, 2016)

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared.

She pointed out the changes made from the last layout. Buildings were shifted to allow more parking. The applicant has elevations, as well as, color and material boards. The overall layout of the development was shown and pod 8 was pointed out. A rail fence will go along the trail and Main Street will require a precast wall. She mentioned that the parking requirement has been exceeded and that there are actually 99 units due to the changes made.

John Clayton (applicant), 1623 E Woodcrest Dr., SLC, he mentioned a three rail fence along the creek and presented the color boards. Each building will be a different color and material the stucco color and stone are the same throughout but the paint color will change, making no two buildings the same.

Commissioner Chris Berbert asked about access to the trail. Mr. Clayton pointed out several areas that could connect (as many as six or seven access points). The plan is to make it accessible for everyone. There is a 20 foot wide area above the flood plain, the upper trail will be fairly flat with road base or gravel. Commissioner Blayde Hamilton reminded him that asphalt is usually required.

Commissioner Adam Jacobson voiced concern with product types C, D & E along major access roads and the safety of the residents there. Mr. Clayton responded to the concern explaining that the reason for the placement was to allow for more parking. He mentioned ways to mitigate the concern. A discussion about the units along the main road ensued. The placement of those units is of concern because there is no parking for guests. Commissioner Robyn Shakespear agreed. Chair Clint Smith agreed that there are issues in the area but did not want to dictate what type of product should be placed there. Commissioner Jeremy Burkinshaw explained that he didn't want to dictate what product type is placed there either, but he does agree that the current layout along the main road does not work and added that the proposed units do not have basements either which will just exasperate the problem.

City Planner, Bryn McCarty asked commission for clarification as to whether their concern was more to do with the parking, not the way the front doors of the units face. The response was that the concern was with parking and flow. The commission asked the applicant for clarification about parking in the area of concern. The applicant pointed out two parking spots between each unit. Commission members requested that a design be brought back with a clear description of the planned parking and flow for the development.

Commissioner Blayde Hamilton noted that staff requirement number 15 would need to change to be a 3-rail fence and number 16 needed to be an 8 foot asphalt trail. Commissioner Chris Berbert asked that number two, in the PUD requirements, be a three-rail fence and that additional direction needed to be included with number four. He suggested that the applicant provide at least a minimum of three trail connections.

Commissioner Adam Jacobson **MOVED** to continue the item, and he would like to see (a plan) come back showing all of the walk ways, trail entrances, parking areas on the plan; including the fences that were discussed and the eight foot asphalt trail. He would like to see how the units work (wants to see the public sidewalk as well as the fence and how it happens behind the fence). He would like to see the entire flow.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

for 100 Townhomes – Zone: R-2-10 – Acres: 8.91 – Units: 100 (Continued from January 21, 2016)

Commissioner Adam Jacobson **MOVED** to continue with the same requirements. (he would like to see (a plan) come back showing all of the walk ways, trail entrances, parking areas on the plan; including the fences that were discussed and the eight foot asphalt trail. He would like to see how the units work (wants to see the public sidewalk as well as the fence and how it happens behind the fence). He would like to see the entire flow).

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.4 **7:48:17 PM 04S16** – Miller Crossing – 12200 S 5100 W – Proposed Subdivision of Single Family Lots Zone: R-2-10 – Acres: 8.63 – Units: 37 (PUBLIC HEARING)

Chair Smith commented that item 2.4 and 2.5 will be discussed together and that the proposal was for 36 units.

City Planner, Bryn McCarty oriented the commission with an aerial map and site plan. The single family lot layout was shown. The development will have public streets with all public standards. CCR's were approved with the original PUD. Home elevations will be brought back. Setback changes are 15 to the house and 20 to the garage.

Lynn Bowler (applicant), 7095 S 5490 W, overall approved units are 1,049 and 779 of those are west of Main Street. Currently approved 198 units and asking for 203 units with the previous application and the two tonight. That is 38% of the overall density, already approved. The open space is 39.15 acres and the anticipated open space dedication in 2016 will be 19.84 acres.

7:53:30 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

7:53:52 PM Chair Smith closed the public hearing.

Commissioner Chris Berbert **MOVED** to approve the item and change one thing where it said units 37 to units 36.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes

Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.
Motion carried.

2.5 7:55:41 PM **38C14-04** – Miller Crossing – 12200 S 5100 W – Final PUD Approval for 37 Single Family Lots – Zone: R-2-10 – Acres: 8.63 – Units: 37

Commissioner Chris Berbert **MOVED** to approve the item but with a change in item number 4a, to where there will be 20 feet to the garage and 15 feet to the house; and again just 36 units instead of 37.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.
Motion carried.

2.6 7:56:38 PM **05S16** – Miller Crossing – 12200 S 5100 W – Proposed Subdivision of Single Family Lots Zone: R-2-10 – Acres: 13.87 – Units: 67 (PUBLIC HEARING)

Chair Smith noted that item 2.6 and 2.7 will be discussed together.

City Planner, Bryn McCarty oriented the commission with an aerial map and site plan for the location. Plot 5 does have single family lots. There are some issues related to the creek that will need to be worked out with engineering. There will be a precast fence along Main Street. Set back changes 15 feet to the house 20 feet to the garage. The layout was shown. Building elevations will be approved through CCR's so they don't have to come back. If the commission would like to see the elevations then they will need to ask for those to come back. Commissioner Adam Jacobson asked if equestrian was defined in the ordinance. City Engineer, Blake Thomas responded that they (the 55 and better community) set the trail standard. It is a 20 foot wide section. There is 8 feet of asphalt and 8 feet of wrap, which is the equestrian portion.

Lynn Bowler (applicant), 7095 S 5490 W, made one suggestion that they would be happy to keep the three rail fence going through this pod as well, except for the back of the homes or only in the designated creek area. Along the back of the homes would be the six foot privacy fence.

8:03:21 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

8:03:32 PM Chair Smith closed the public hearing.

Chair Clint Smith turned time to the commission for further discussion or action. City Planner, Bryn McCarty

noted that condition number three, in the PUD, would be for the fencing along the trail if they chose to modify that. Chair Smith noted that a modification to item four would be needed for the setbacks. Commissioner Adam Jacobson requested access for certain lots and that would be number 13 on the subdivision requirements (lot 429 & 501) he would also like to require that 502, 535, 565, 566 and 567 have no rear access.

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations with some adjustments; lot 567 shall front to the west and have no driveway access to the south and carve off a small triangle for the clear zone like we discussed; lots 567, 566 and 565 do not have access to Anthem Main Street; lot 535 does not have access to Copers Lane and also lot 530 does not have access to Copers Lane; lot 502, there is no access to the south and lot 501 must access to the north; and would like that all to be noted on the plat.

Lyn Bowler asked for clarification on the access request for lot 501. He suggested that access could be to the east, as well. Commissioner Adam Jacobson responded that he was concerned with the driveway being so close to the intersection.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.7 8:09:02 PM **38C14-05** – Miller Crossing – 12200 S 5100 W – Final PUD Approval for 67 Single Family Lots – Zone: R-2-10 – Acres: 13.87 – Units: 67

Commissioner Adam Jacobson **MOVED** to approve the item with staff's recommendations and three alterations. Item 3, that the fencing along the trail shall be six foot, tan vinyl fence, except for the portion that is against open space and the road, should be three-rail fence; modify 4a to be 20 foot set back to the garage and 15 to the building; and an additional number 8, for the elevations for this PUD to come back to the planning commission.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.8 8:10:35 PM **03S16** – Johnson – 5734 W 12900 S – Proposed 3 Lot Subdivision

Zone: A-.50 – Acres: 2.23 – Units: 3 (PUBLIC HEARING)

City Planner, Bryn McCarty oriented the commission with an aerial map and site plan. The proposal was for three lots on a 25 foot private road with a hammer head. The access does meet UFA's requirements. The road will need to be paved and there will be CCR's required and recorded with a maintenance agreement for the road. The road will be signed 'no parking.' There will be a maximum of three lots with no future lots accessing the road.

Marie Pestana (applicant), 714 E Emerald Hills Drive, Bountiful UT, explained that engineering was done previously as a flag lot and some changes will need to be redone. Commissioner Jeramy Burkinshaw asked about fencing plans. The response was that there is a farm fence already there but they are looking at vinyl fencing. She mentioned that the homes sit quite a bit away from other lots and the road. She noted that there is a chain link fence along both sides of the private lane. They have no plan for fencing along the private road.

8:15:54 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Charlene Johnson, 5734 W 12900 S, reported that originally the trucking company talked about putting a fence in if they put a roadway through. She stated that she saw no need for fencing because there isn't anyone around and to her, it didn't seem logical.

Amy Johnson, 4741 W Copper Mine Dr, she reported that she, her sister and brother are looking to build homes on the property. She stated that they plan to put up vinyl fencing around the homes. She reported that there is currently a fence along both sides of the the private road. It goes about half way down; along the Timothy's portion it is also chain link with privacy slats. The fencing change would need to be along Timothy's property.

8:18:01 PM Chair Smith closed the public hearing.

Chair Clint Smith turned to the commission for further discussion or action. Commisisoner Blayde Hamilton agreed with the applicant that the fence should have been taken care of with the Timothy's business and the fencing should not be a requirement for the Johnson's. Commissioner Chris Berbert felt that because they are putting in a subdivision there should be fence around the subdivision, but he saw no need for fencing along the private road. Commissioner Jeramy Burkinshaw would require the subdivision to be fenced around the lots. Commissioner Adam Jacobson wanted a requirement of vinyl fencing around the subdivision lots and along the front of a public street. He clarified that it should go up the lane and around the subdivision unless it was required along the other property. A discussion about fencing ensued with varying opinions offered.

Commissioner Jeramy Burkinshaw **MOVED** to approve the item with staff recommendations; with the addition of a ninth condition that we fence with six foot privacy fence around the perimeter of the subdivision including the lots and the private road.

Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	No
Commissioner Blayde Hamilton	No
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	No
Commissioner Adam Jacobson	Yes
Chair Clint Smith	No

Chair Smith commented that he knows the history of the development and felt that there needed to be consistency with fencing, however, there are times for exceptions and he felt that valid arguments had been made on both sides and that this time there could be an exception made.

Vote failed.

Motion rejected.

Chair Clint Smith requested an alternate motion to provide a resolution.

Commissioner Blayde Hamilton **MOVED** to approve the item with staff recommendations.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	No
Commissioner Jeramy Burkinshaw	No
Commissioner Chris Berbert	No
Commissioner Adam Jacobson	No

Vote failed.

Motion rejected.

Commissioner Chris Berbert **MOVED** to approve the item with fencing required around the perimeter of the homes, everything but the private road. If the other development was required to put in fencing, then only the three sides would be required.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	No
Commissioner Jeramy Burkinshaw	No
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	No
Chair Clint Smith	Yes

3. New Items of Subsequent Consideration:

Commissioner Blayde Hamilton commented that issues are issues and people are people and he appreciated the process. Chair Clint Smith took time to commend the commission for the work that they do. He too appreciates the work and discussion that takes place on the commission; it's healthy and we may not always agree but that's part of the process. City Planner, Bryn McCarty was in agreeance.

4. Future Meetings:

4.1 City Council Meeting – Wednesday, February 24, 2016 @ 7:00 PM

4.2 Planning Commission Meeting – Thursday, March 3, 2016 @ 7:00 PM

5. ADJOURNMENT:

Chair Clint Smith called for a motion to adjourn.

Commissioner Blayde Hamilton **MOVED** to adjourn the meeting and Commissioner Chris Berbert **SECONDED** the motion. The voting was unanimous. Motion carried.

The meeting adjourned at 8:36:36 PM .

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on February 18, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC
Deputy Recorder



Date of Meeting: 03/03/16	
File #	02S16
Applicant	Clayton Homes, Inc
Address	5500 W 12100 S
Request	Proposed Subdivision of 99 Townhomes

Request for 02S16/38C14-03 - Meeting Date 03/03/16

The applicant is requesting subdivision and final PUD approval for 99 townhome units.

Site

The parcel is located at approximately 5500 W 12100 S and contains 9.34 acres. This is Pod 8 on the approved PUD land use plan.

Zoning

The site is zoned R-2-10.

Background

The Miller Crossing PUD received approval in March of 2015. The approval was subject to several conditions. One of the conditions required each phase to come back to the Planning Commission for final approval.

Issues

Pod 8 is proposed at 10.7 units per acre. The pod is approved for 12 units per acre. The overall density approved in the Miller Crossing PUD is 6 units per acre.

The applicant has submitted building elevations for review and approval. The approved CCR's require a minimum of 30% of the front exterior and any side or rear viewable from a street shall be brick or stone.

The ordinance requires 2 parking spaces per unit. The proposed townhomes each have a 2 car garage. The site plan has been modified to add longer driveways to several of the units. The previous plan had 15 units with driveways. The amended plan now has 26 units with driveways long enough to park in. The total parking provided is 279 spaces, which is 2.8 spaces per unit. The plan has also been modified to rearrange several of the units that were fronting on the public road.

At the last meeting, the PC had some concerns about the location of the guest parking spaces. They would like to see the parking in locations more accessible to the front doors of the units. They would also like to see how the front of the units will be accessed, including the layout of sidewalks with fencing. The applicant has modified the plan to add 7 additional off-street parking spaces. They are also proposing to eliminate the tall privacy fence along Miller Crossing Boulevard. They would like to install a shorter 3-rail fence and allow the units to front along the road.

This phase is adjacent to the future Main Street. The developer will need to dedicate their half of Main Street adjacent to the property with this phase.

Recommendation

Staff recommends approval of the subdivision and final PUD of 99 townhomes with the following requirements:

Subdivision Requirements:

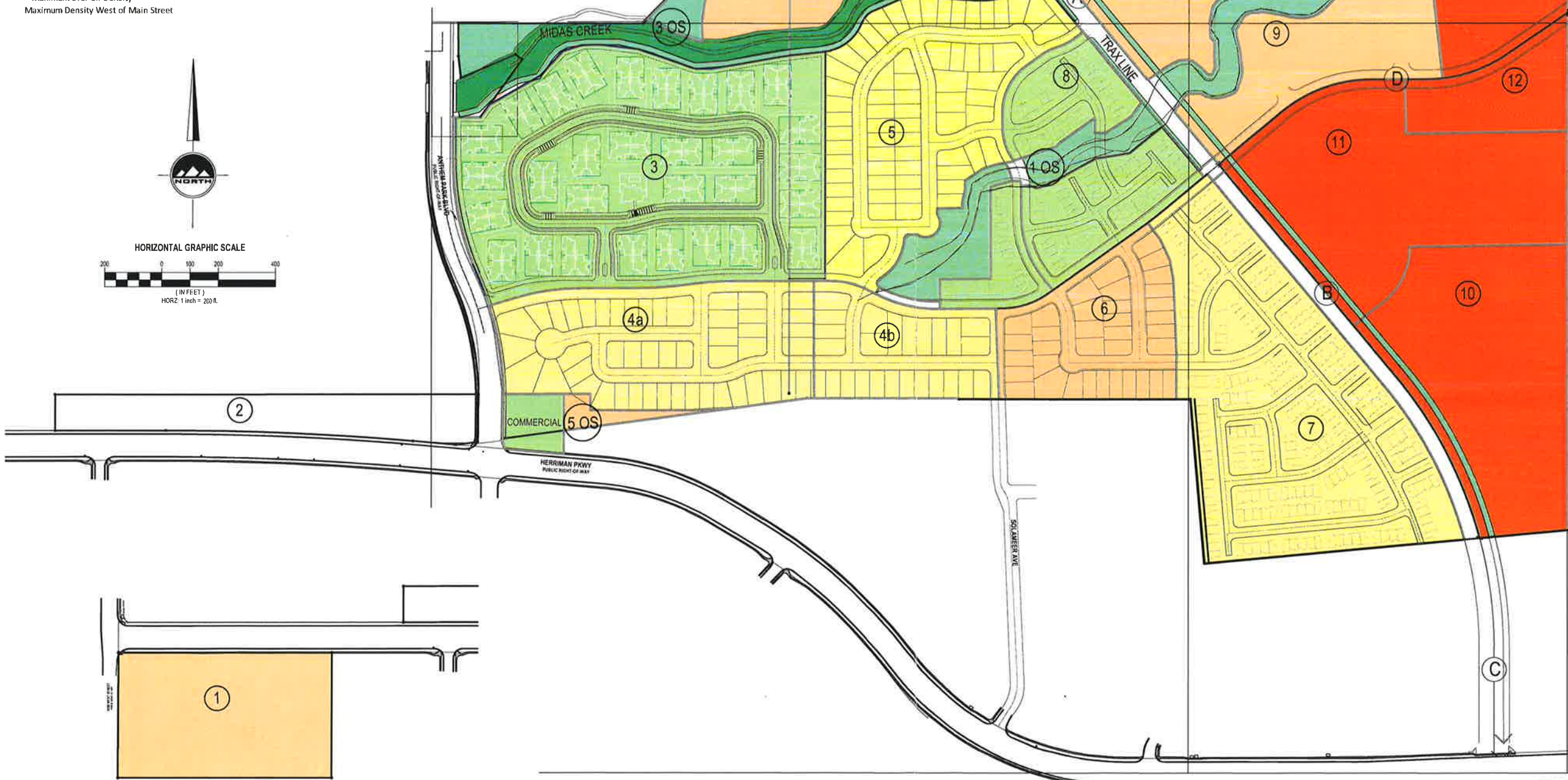
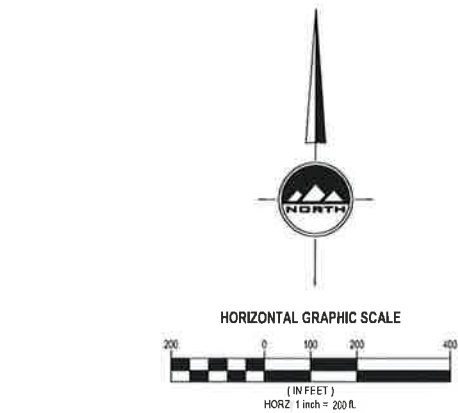
1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter and sidewalk on all public streets.
4. No property lines shall be within 20 feet of the top of bank of Copper Creek, as determined by the City Engineer.
5. Plat not to be recorded until a Development Agreement for Miller Crossing is approved by City Council.
6. Maximum of 30 units on one access per UFA.
7. Developer to complete Conditional Letter of Map Revision (CLOMR) for entire PUD.
8. Dedicate to Herriman City, seventy-three (73) feet of right-of-way from the centerline of Main Street for the new Main Street roadway.
9. Install 6 ft masonry or pre-cast wall along Main Street.
10. Install landscaping (including irrigation system) and lighting along all public and private roadways.
11. 100-year storm-water detention required with a maximum discharge rate of 0.2 cfs/acre.
12. No part of any limited common area shall be located within the FEMA designated floodplain.
13. Storm water discharge into Copper Creek will require Salt Lake County Approval.
14. Provide a buffer of 20 feet minimum width along top bank of Copper Creek for maintenance access. Improve 12 feet within the buffer with a road base surface for vehicle access, and 8 feet with a hard surface trail.

PUD Requirements:

1. Provide an open space summary.
2. Fencing along the trail shall be 3-rail white vinyl.
3. Install a 6 foot precast wall along Main Street; Staff to review and approve fence design.
4. Provide at least three trail connections between the buildings to connect to the trail along Copper Creek. Trails should be constructed to meet City standard.
5. Setbacks from the public right of ways shall be at least 15 feet, except along Main Street all buildings should be setback at least 20 feet from the right of way. Setbacks between buildings shall be at least 10 feet.
6. All of the open space within the project will be maintained by the HOA.
7. Building elevations approved as submitted, including the color palettes shown. A minimum of 30% of the front exterior and any side or rear viewable from a street shall be brick or stone.
8. Maximum density in this pod of 10.7 du/acre.
9. Minimum of 279 parking spaces / 2.8 spaces per unit.

Open Space Table				
Pod #'s	Aprox. Acreage	Year of Dedication (estimated)	Amount of Open Space (acres)	
1	7.62	2017	0	Requested
2	4.8	2017	0	
3	23.1	2016	7	
4	15.81	2016	0	
5	12.64	2016	0	
6	6.61	2016	0	
7	18.7	2016/2017	4	
8	9.01	2016	1.5	
9	11.1	2017	0	
10	11.9			
11	13.3			
12	3.4			
13	6			
14	9.93	2017	2	
OS #1	5.06	2016	5.06	
OS #2	6.92	2017	6.92	
OS #3	5.72	2017	5.72	
OS #4	6.28	2016	6.28	
OS #5	0.579	2016	0.579	
Commercial	1			
Totals	182.5	1049	37.059	
	179.479			
Maximum over-all Density				
Maximum Density West of Main Street				

Approved Density Table				
Pod #'s	Aprox. Acreage	Maximum Density	Actual Approved Density	
1	7.62	27		Requested
2	4.8			
3	23.1	124	120	
4	15.81	76	73	
5	12.64	76	67	
6	6.61	42	36	
7	18.7	230		
8	9.01	108	102	
9	11.1	72		
10	11.9	167		
11	13.3	93		
12	3.4	24		
13	6	82		
14	9.93	139		
OS #1	5.06			
OS #2	6.92			
OS #3	5.72			
OS #4	6.28			
OS #5	0.579			
Commercial	1			
Totals	182.5	1049	398	
	179.479			
Maximum over-all Density				
Maximum Density West of Main Street				



NOTE: EXACT BOUNDARIES OF PODS SHOWN ARE APPROXIMATE AND SHALL BE DEFINED BY FINAL PLATS



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

COLORADO SPRINGS
Phone: 719.476.0119

WWW.ENSIGNENG.COM

FOR
BOWLER DEVELOPMENT
P.O. BOX 2111
WEST JORDAN, UTAH 84094
CONTACT
LYNN BOWLER
PHONE: (801) 718-8144

MILLER CROSSING

HERRIMAN, UTAH

MILLER CROSSING
EXHIBIT

PROJECT NUMBER: 5911
PRINT DATE: 2/9/16
DRAWN BY: C. HAMER
CHECKED BY:
PROJECT MANAGER: J. FORD

EX-100

UNIT TYPE SUMMARY			
TYPE	#	SQFT	BEDS
A*	8	1,673	3
B	7	1,504	3
C*	19	1,562	2 or 3
D*	35	1,390/1,565	2 or 3
E	30	1,255	3

TOTAL 99 10.70/units per acre

SITE SUMMARY		
AREA	ACRES	%
TOTAL SITE	9.39	100%
BUILDINGS	2.81	29.9%
ROADS/PARKING	--	--
DRIVEWAYS	--	--
OPEN SPACE	3.30	35.1%

PARKING SUMMARY			
LOCATION	PROVIDED	REQ.	#/UNIT
GARAGES	198	-	2
DRIVEWAYS	52	18' MIN	.52
OFF STREET	29	-	.29
TOTAL	279	--	2.8



SITE PLAN
SCALE: 1" = 40'-0"



Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

3151 South 900 East, Suite 200
Salt Lake City, UT 84117
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkaac.com

This design is a conceptual plan including:
a) Technical drawings, graphic representation &
models, travel, or perspective & can not be
copied, duplicated or commercially exploited in
whole or in part without the prior written
permission from THINK-USA Architects, Inc.

These drawings are subject to limited review and
revision by client, consultant, contractor,
government agencies, vendors, and other
personnel only in accordance with the contract.

SOMERSET VILLAS @
MILLER CROSSING

UTAH

OWNER REVIEW - NOT FOR CONSTRUCTION

PROJECT NO. _____
DATE: 05 OCT, 2015

REVISIONS:

SHEET TITLE:
TOWNHOME
MASTER-PLAN

SHEET NUMBER:

A100



Date of Meeting: 03/03/16	
File #	38C14-03
Applicant	Clayton Homes, Inc
Address	5500 W 12100 S
Request	Final PUD Approval for 99 Townhomes















Date of Meeting: 03/03/16	
File #	10C16
Applicant	GSBS Architects
Address	5373 W Herriman Main Street
Request	Conditional Use Approval for a Proposed City Hall

Request for 10C16 - 3/3/2016

Herriman City is requesting conditional use approval to construct a new City Hall.

Site

The parcel is located at 5373 W Herriman Main Street and contains 14.82 acres.

Zoning

The site is zoned MU-2.

Background

This property is located within the Herriman Towne Center. It was dedicated to the City as part of the HTC open space and has always been intended to be the location of a new City Hall Building.

Issues

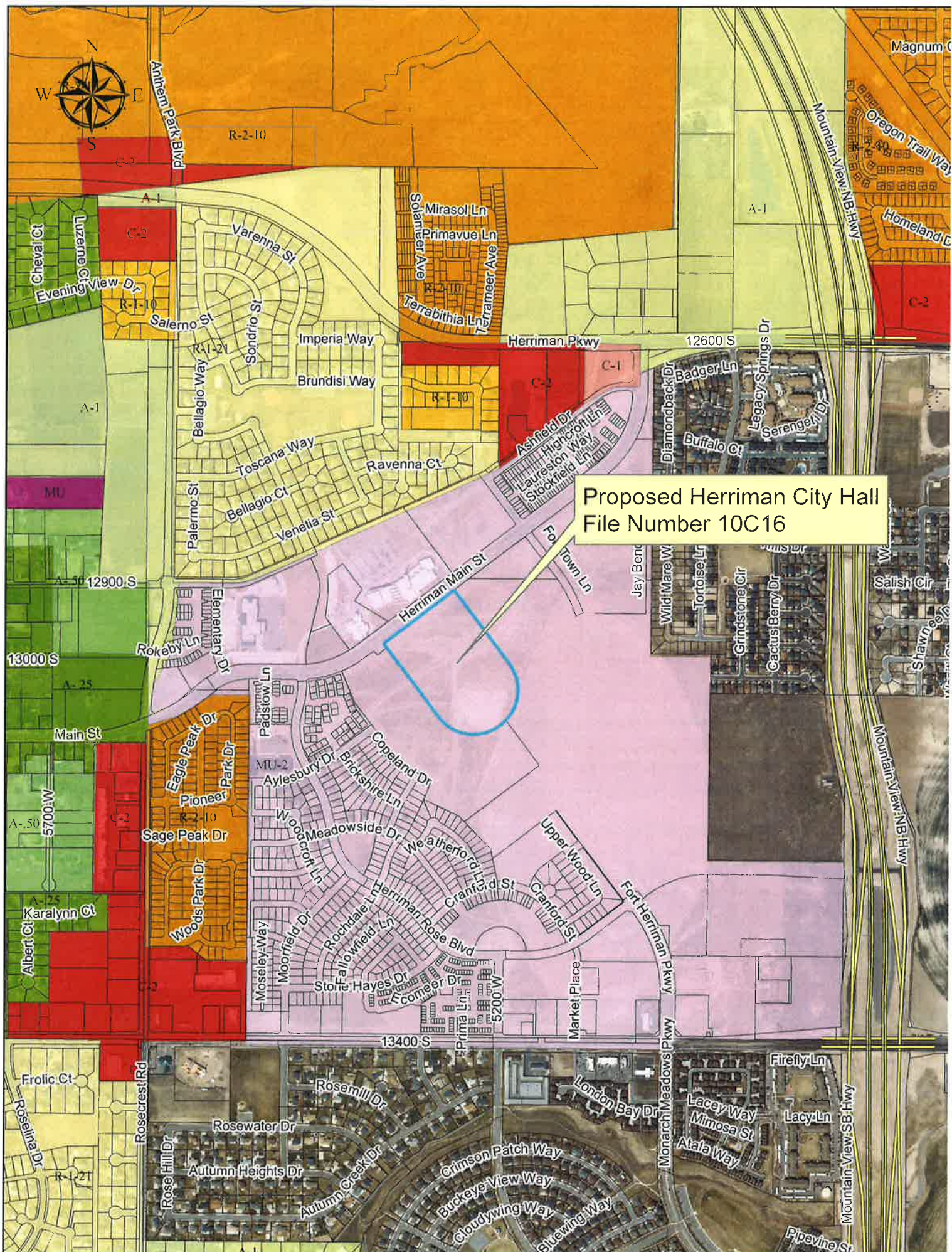
The ordinance requires an “element of brick or stone” on all public buildings. The Planning Commission has had the opportunity in previous meetings to view the proposed elevations and brick planned for the building.

Recommendation

Staff recommends approval of the request with the following requirements:

Requirements

1. Receive and agree to the recommendations from other agencies, including UFA.
2. Record a subdivision plat prior to building permit approval.
3. Elevations approved as submitted.

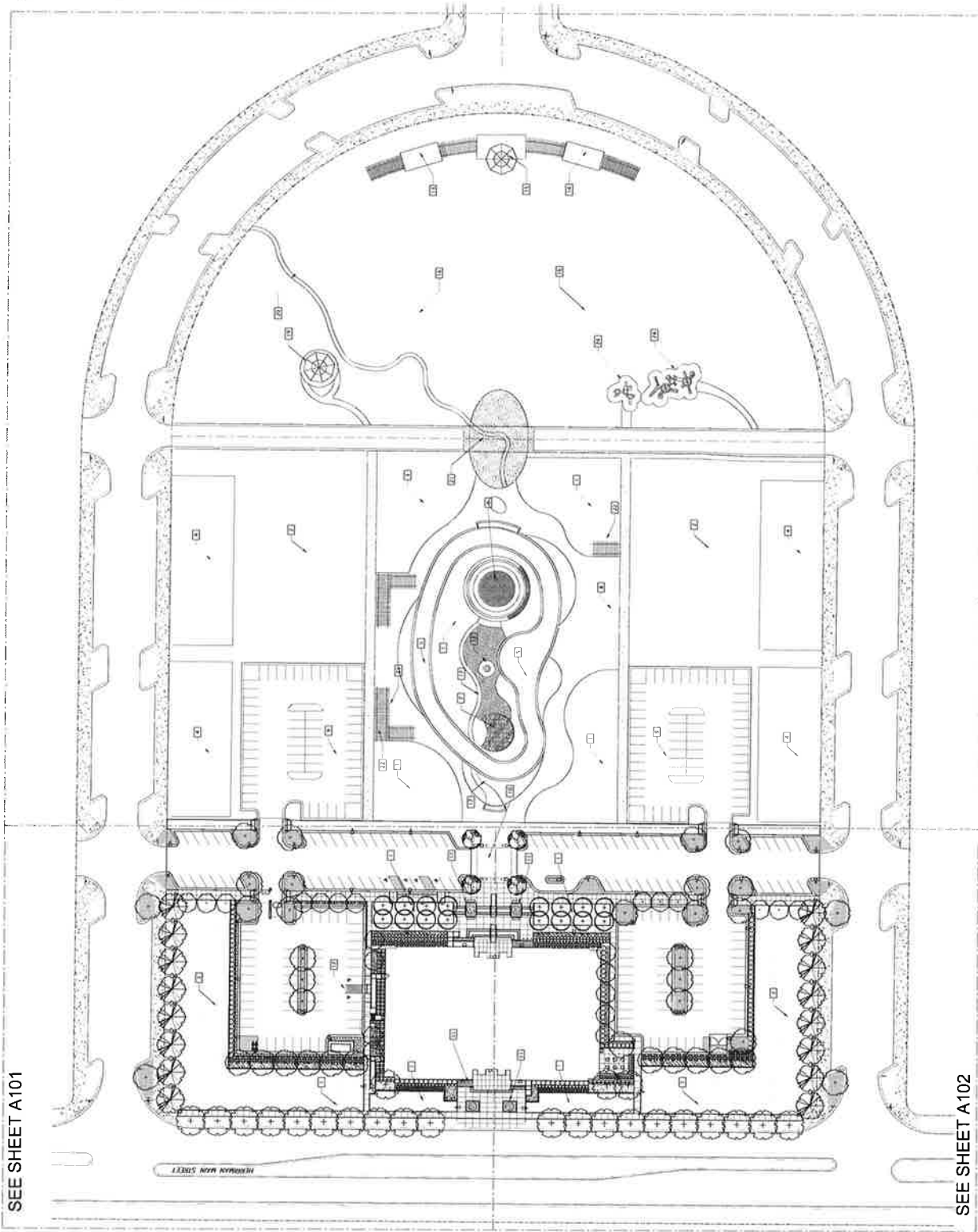


Proposed Herriman City Hall
File Number 10C16

PHASE 1

PHASE 2

SEE SHEET A101



SEE SHEET A102

REFERENCE NOTES SCHEDULE

NUMBER	DESCRIPTION
01	EXISTING AREA
02	NEW CONSTRUCTION
03	EXISTING PUBLIC BUILDING
04	EXISTING COMMERCIAL BUILDING
05	NEW BUILDING
06	NEW PUBLIC BUILDING
07	NEW COMMERCIAL BUILDING
08	NEW PUBLIC BUILDING AND RECREATION
09	NEW PUBLIC BUILDING
10	NEW PUBLIC BUILDING
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100	NEW PUBLIC BUILDING

PERMIT SET

HERRIMAN CITY
HALL

CITY OF HERRIMAN

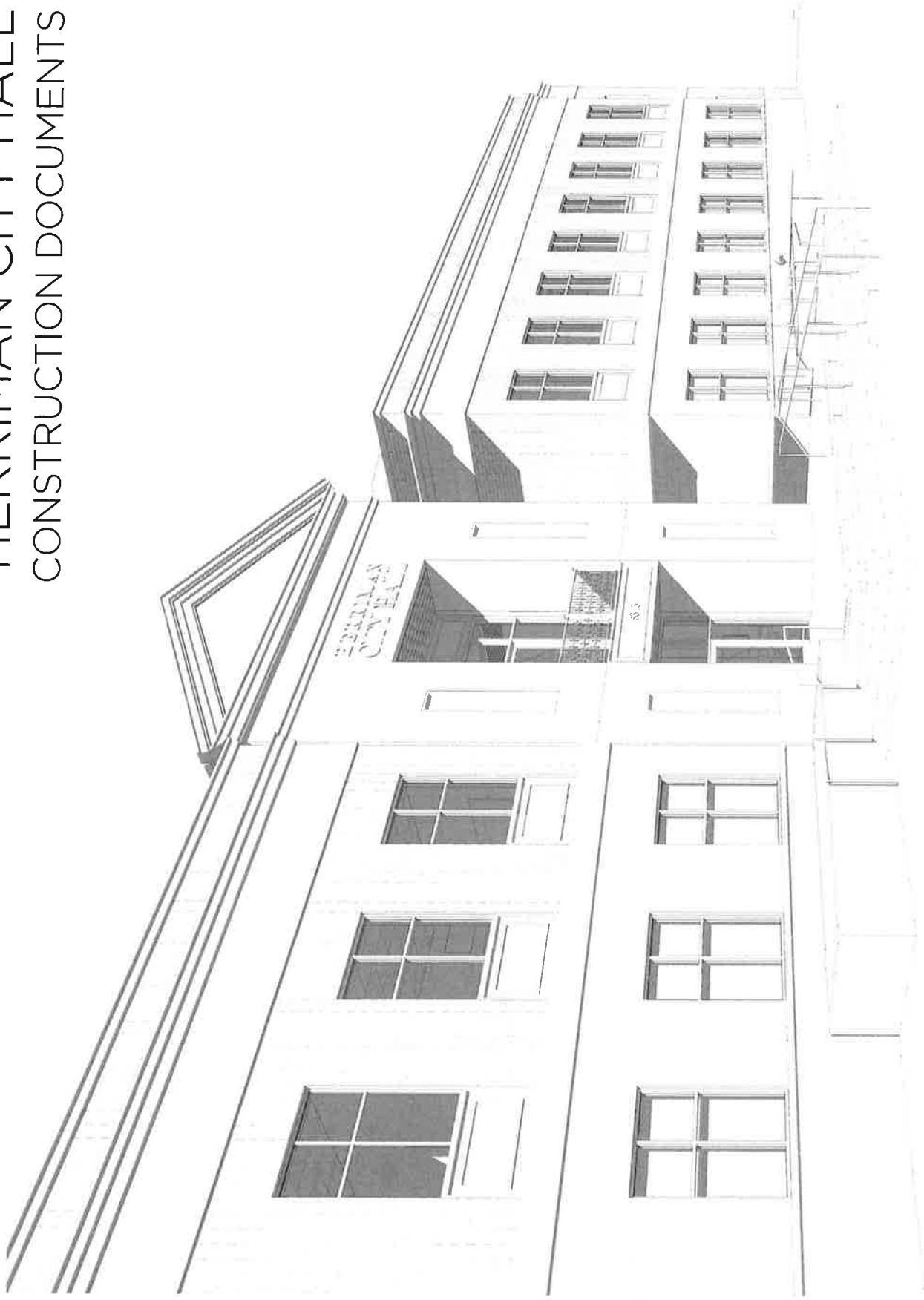
OVERALL SITE PLAN
A100

OVERALL SITE PLAN
SCALE 1" = 40'

A100

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HERRIMAN CITY HALL CONSTRUCTION DOCUMENTS



PERMIT SET

HERRIMAN CITY
HALL

CITY OF HERRIMAN

PERMIT SET

ROOF

LEVEL 2

LEVEL 1



HERRIMAN CITY
HALL

CITY OF HERRIMAN

DATE: 1/10/2018
DRAWN: PROJECT NO.
REVISION: 1
REVISION DATE

AXONOMETRIC VIEWS



Date of Meeting: 03/03/16	
File #	08S16
Applicant	Mittelstaedt
Address	7083 W Gina Rd
Request	Request for a one lot subdivision

Request for 08S16 - Meeting Date 3/3/2016

The applicant is requesting approval for a one lot subdivision.

Site

The parcel is located at 7083 W Gina Rd and contains 1 acres

Zoning

The site is zoned A-1.

Background

This property is located on Gina Road. The lot was illegally subdivided previously. In order for the property owner to obtain a building permit, they need to do a one lot subdivision to legally plat the lot.

Issues

Gina road is not a paved public road in this area. The ordinance requires a subdivision be accessed by a paved public road. The subject property is approximately 500 feet from the end of the paved public road. The ordinance requires them to pave the road up to and including their frontage. They would also need to dedicate their portion of Gina Road to the City.

The applicant is asking for an exception to the ordinance. They would like to be able to build one home on the lot. The ordinance states:

11-2-3: EXCEPTIONS:

In cases where unusual topographic, aesthetic or other exceptional conditions exist or the welfare, best interests and safety of the general public will be usefully served or protected, variations and exceptions of this title may be made by the city council after the recommendation of the planning commission; provided, that such variations and exceptions may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this title.

The applicant has indicated that they would be willing to pay a fee-in-lieu for their portion of the road.

The Planning Commission needs to review the application and determine if there is a case for granting an exception. The PC has to make a recommendation to the City Council, and then the item will be scheduled for the next City Council meeting.

Recommendation

Staff recommends reviewing the request for a 1 lot subdivision and determining if there is an ***unusual topographic, aesthetic or other exceptional condition that exists*** which justifies granting an exception to the ordinance.



A-1

Proposed Subdivision
File Number 08S16

Gila Rd

A-25

Chey Ct

Ari Cir

McCuiston Ave

McCuiston Ave

A-1

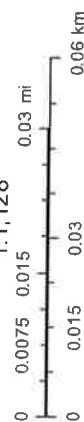
Alexis Cir

Tracy Loop Rd

Dylan II Court

Parcels

1:1,128



The information depicted on this map is for general reference only, and is not intended to determine final ownership, jurisdictional boundaries or to replace a survey or any other legal document. In conjunction with the Offices of Salt Lake County Assessor, Salt Lake County Clerk, Salt Lake County Mayor, Salt Lake County Surveyor,



Date of Meeting: 03/03/16	
File #	06S16
Applicant	Rosecrest Communities, LLC
Address	4700 W Juniper Crest Rd
Request	Proposed Subdivision for a Public Right of Way Dedication

Request for 06S16 - Meeting Date 3/3/2016

Rosecrest Communities, LLC is requesting to subdivide property for a public roadway dedication.

Site

The parcel is located at approximately 4700 W Juniper Crest Rd and contains 7.55 acres.

Zoning

The site is zoned R-1-15 and R-2-15.

Background

This property is located in East Herriman in the Rosecrest Community. Juniper Crest Road has always been planned to extend to Mountain View Corridor.

Issues

This plat will dedicate right of way for the extension of Juniper Crest Road. The constructed portion of Juniper Crest is 116 feet wide, and it was originally planned as a 116 foot wide right of way all the way to the Mountain View Corridor. The Master Development Agreement for Rosecrest indicates that it will be a 116 foot right of way.

The applicant is now proposing to narrow this section of the road to 90 feet. The City Engineer would like an updated traffic study to determine the proper road width. If a smaller cross section is indicated, then the City Council will need to amend the Development Agreement to change the required right of way.

Recommendation

Staff recommends holding the public hearing and continuing the item to allow for engineering to work through some of the issues.



Juniper Crest West Phase 1 (02.23.16)





Date of Meeting: 03/03/16	
File #	07S16
Applicant	Rosecrest Communities, LLC
Address	4700 W Juniper Crest Rd
Request	Proposed Subdivision of 66 Single Family Lots



Date of Meeting: 03/03/16	
File #	56C07-12
Applicant	Rosecrest Communities, LLC
Address	4700 W Juniper Crest Rd
Request	Final PUD Approval for 66 Single Family Lots

Request for 07S16/56C07-12 - Meeting Date 3/3/2016

Rosecrest Communities, LLC is requesting subdivision and final PUD approval for 66 single family lots.

Site

The parcel is located at approximately 4700 W Juniper Crest Rd and contains 19.27 acres.

Zoning

The site is zoned R-1-15.

Background

This property is part of the Rosecrest PUD. Each phase has to come back for final subdivision and PUD approval. This phase is shown as single family on the preliminary PUD.

Issues

This phase is adjacent to Juniper Canyon. There will be open space included as part of this plat.

Recommendation

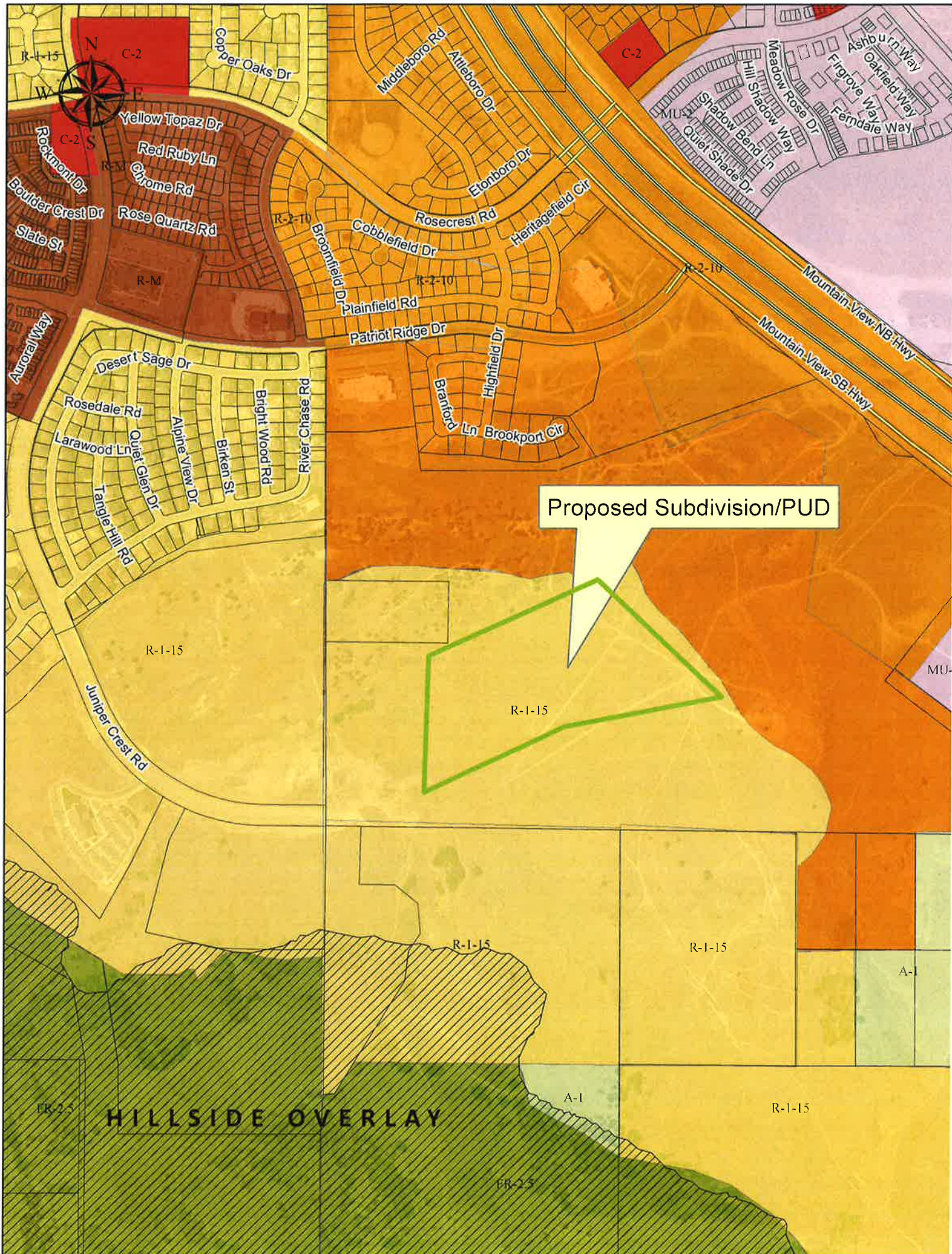
Staff recommends subdivision and final PUD approval of 66 lots with the following:

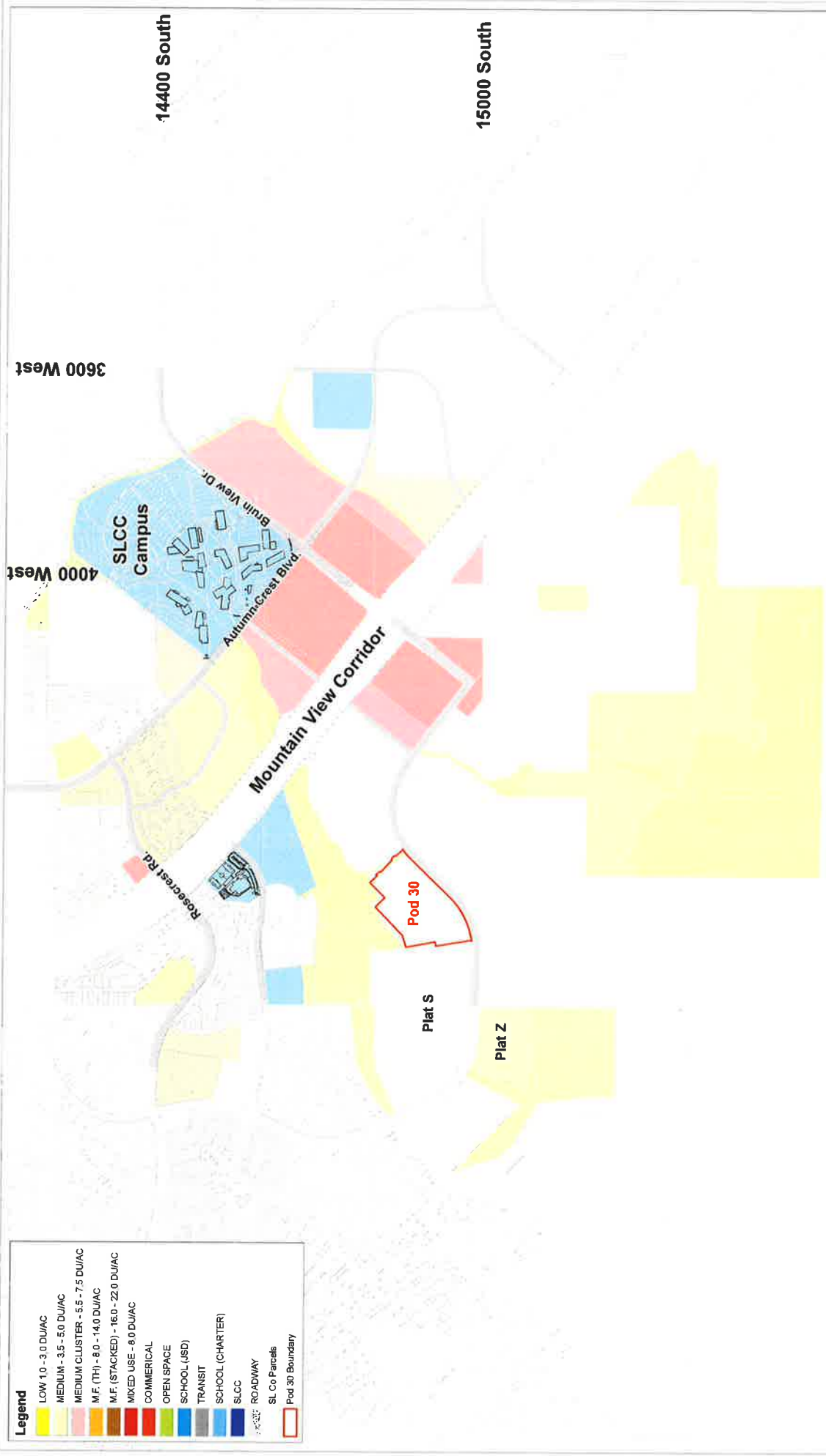
Subdivision Requirements

1. Meet with Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Developer to construct Juniper Crest Road including the installation of:
 - a. Park strip landscaping
 - b. Sidewalks
 - c. Street lighting
 - d. Fencing
4. No houses may front the proposed 60 foot road along the west edge of the development.
5. No access to parcels allowed from Juniper Crest Road
6. Provide a traffic impact study (TIS).
7. Temporary trail access to be 8' wide recycled asphalt.
8. Trail access on east side of development to be 20 feet wide with 8 feet of asphalt.
9. Provide off-site drainage and detention/retention plan for storm water runoff.

PUD Requirements

1. Setbacks shall be as follows:
 - Front: 19'
 - Rear: 15'
 - Side: 5'
 - Corner: 14'
2. Provide a 6 foot tan vinyl privacy fence along Juniper Crest Road.
3. Building elevations to meet the Rosecrest Design Guidelines.
4. Provide an open space summary and map that explains how the required open space is being met in East Rosecrest.





Rosecrest Master Plan (02.18.16)



Open Space

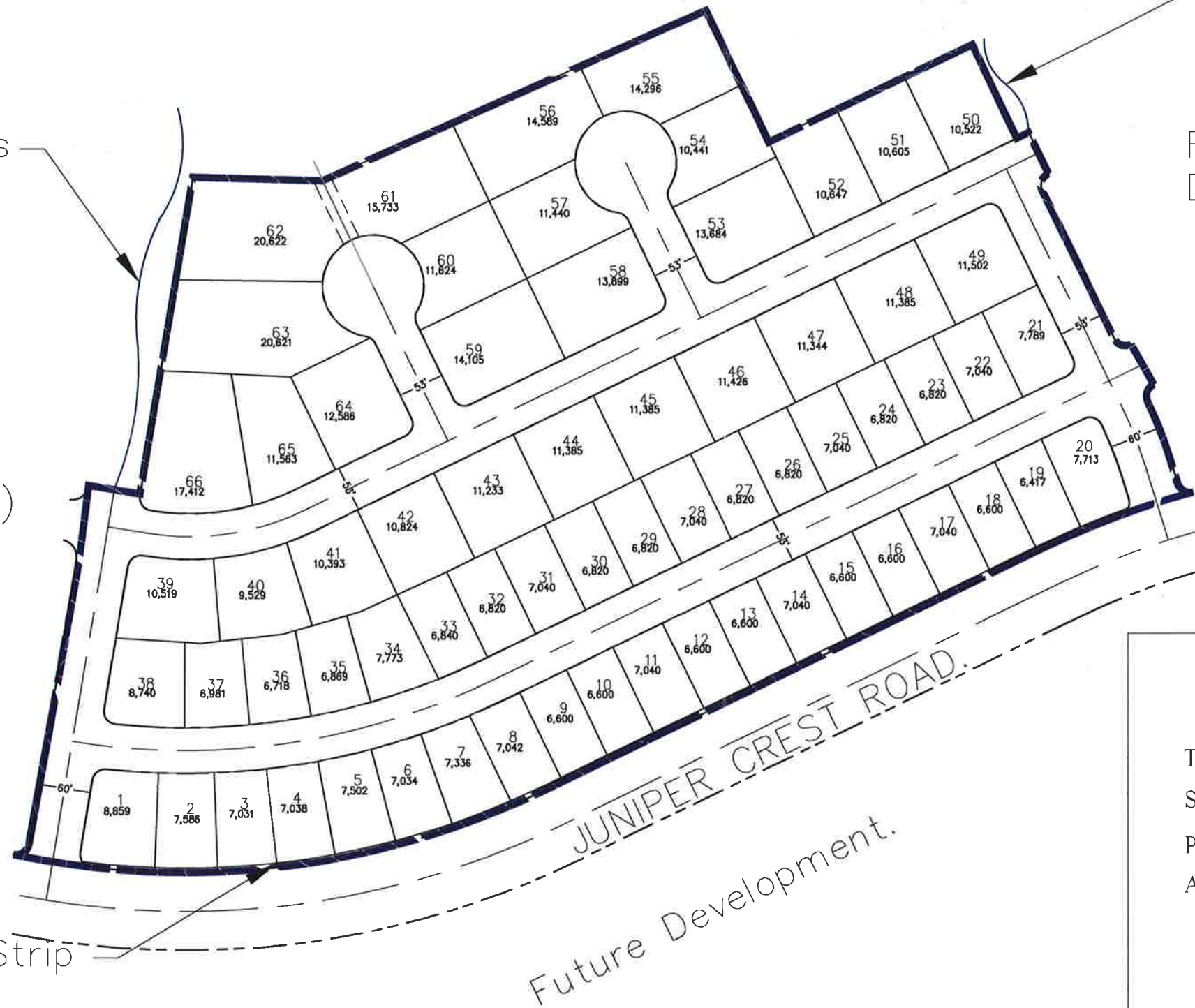
Trail Access

Temporary
Trail Access

Future
Development

Plat S
(Approved)

5' HOA Strip



POD 30 LAND USE SUMMARY

TOTAL ACRES	19.27 AC
SINGLE FAMILY LOTS	66
PROJECT DENSITY	3.42 DU/AC
AVERAGE LOT SIZE	9,451 SF

ROSECREST POD 30
Revised Concept (02.16.16)



SCALE: 1/150